CITY OF ARLINGTON SHORT PLAT FOR: CURT HECLA, ET AL FILE NO. MN-02-044 FSP PORTAGE CREST TAX ACCOUNT NO. 310514-001-015-00

PORT'N NE1/4, NE1/4, SEC.14, TWP.31N, RGE.5E, W.M.

DECLARATION OF SHORT-SUBDIVISION AND OF COVENANTS _ --- _

KNOW ALL PERSONS BY THESE PRESENTS: "THAT WE, THE UNDERSIGNED, HAVING AN INTEREST IN THE REAL PROPERTY DESCRIBED BY THIS DECLARATION. DO HEREB DECLARE THE HEREIN DESCRIBED DIVISION OF LAND APPROVED AS SHORT PLAT NUMBER -TOTAL OF FOUR(4) LOTS BY ANYONE WITHIN "FIVE (5) YEARS OF THE DATE OF DAY OF DEGME

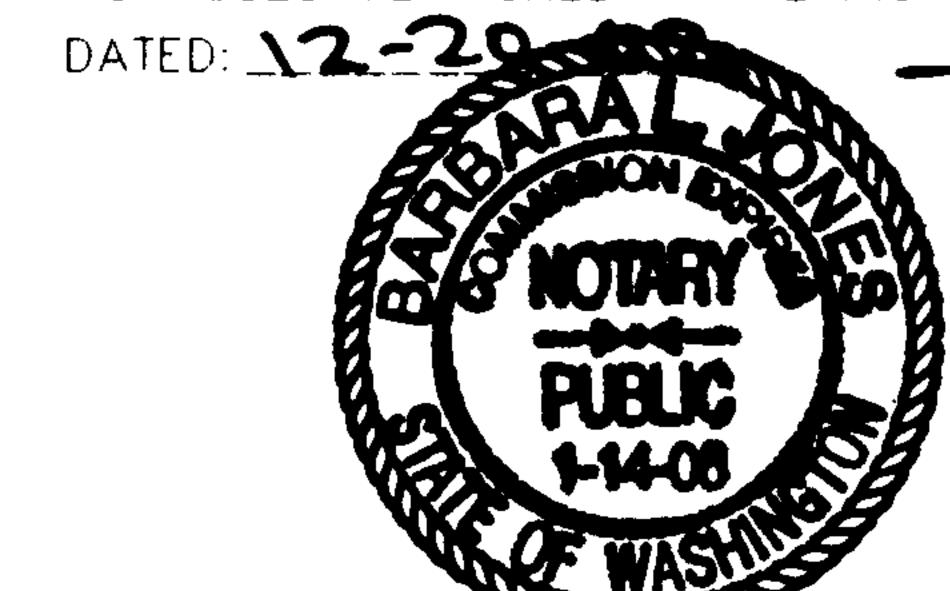
July 17 1 Deman

ACKNOWLEDGMENTS:

STATE OF WASHINGTON

COUNTY OF SNOHOMISH

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT CURT HECLA AND MELANIE JORDAN HECLA, HUSBAND AND WIFE, ARE THE PERSONS WHO APPEARED BEFORE ME, AND SAID PERSONS ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.



STATE OF WASHING

COUNTY OF SNOHOMISH

CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT PHILLIP B. BANNAN IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: 12-20-02

Mohan Robin
(TITLE)

ACKNOWLEDGMENTS:

STATE OF WASHINGTON COUNTY OF SNOHOMISH

CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT DELTON E. DAVIS AND CAROL LEE DAVIS, HUSBAND AND WIFE, ARE THE PERSONS WHO APPEARED BEFORE ME, TO BE THEIR FREE AND VOLUNTARY ACT FOR THE USES AND

PURPOSES MENTIONED IN THE INSTRUMENT. - DATED: \2 -20-02

TITLE While

MY APPOINTMENT EXPIRES 1-14-06

DEDICATION.

KNOW ALL PERSONS BY THESE PRESENTS THAT CURT HECLA, MELANIE JORDAN HECLA, PHILLIP B. BANNAN, DELTON E. DAVIS AND CAROL LEE DAVIS, THE UNDERSIGNED OWNERS, IN FEE SIMPLE OF THE LAND HEREBY SHORT SUBDIVIDED, OR SHORT PLAT FILE NUMBER MN=02-002 SP, HEREBY DECLARE THIS SHORT PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, AVENUES, PLACES AND SEWER EASEMENTS OR WHATEVER PUBLIC PROPERTY THERE IS SHOWN ON THE SHORT PLAT, AND THE USE FOR ANY AND ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES. ALSO, THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON LOTS, BLOCKS, IRACTS, ETC. , SHOWN ON THIS SHORT PLATIN THE REASONABLE ORIGINAL GRADING OF ALL THE STREETS, AVENUES, PLACES, ETC., SHOWN HEREON. ALSO, THE RIGHT TO DRAIN ALL STREETS OVER AND ACROSS ANY LOT OR LOTS WHERE-WATER MIGHT TAKE A NATURAL COURSE AFTER THE STREET OR STREETS ARE GRADED. ALSO, ALL CLAIMS FOR DAMAGE AGAINST ANY GOVERNMENTAL AUTHORITY ARE WAIVED "WHIGH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHMENT, CONSTRUCTION, DRAINAGE, AND MAINTENANCE OF SAID ROADS.

FOLLOWING ORIGINAL REASONABLE GRADING OF ROADS AND WAYS HEREON, NO DRAINAGE WATERS ON ANY LOT OR LOTS SHALL BE DIVERTED OR BLOCKED FROM THEIR NATURAL COURSE SO AS TO DISCHARGE UPON ANY PUBLIC ROAD RIGHTS-OF-WAY TO HAMPER PROPERTY ROAD DRAINAGE. THE OWNER OF ANY LOT OR LOTS, PRIOR TO MAKING AN ALTERATION IN THE DRAINAGE SYSTEM AFTER----THE RECORDING OF THE SHORT PLAT, MUST MAKE APPLICATION TO AND RECEIVE APPROVAL FROM THE CITY ENGINEER FOR SAID ALTERATION. ANY ENCLOSING OF DRAHVAGE WATERS IN CULVERTS OR DRAINS OR REROUTING THEREOF ACROSS ANY LOT AS MAY BE UNDERTAKEN BY-OR FOR THE OWNER --OF ANY LOT SHALL BE DONE BY AND AT THE EXPENSE OF SUCH OWNER, AFTER ACQUIRING A CULVERT PERMIT FROM THE DEPARTMENT OF PLANNING AND DEVELOPMENT SERVICES, IF REQUIRED, AND SUBJECT TO ANY OTHER EXISTING PERMITTING REQUIREMENTS THEREFORE.

PUBLIC WORKS APPROVAL:

AND AS TO THE SURVEY DATA, THE LAYOUT OF STREETS, ALLEYS AND OTHER RIGHTS-OF WAYS. NOTE - THE CITY OF ARLINGTON DOES NOT IN ANY WAY WARRANT NOR GUARANTEE THE ACCURACY OF THIS SURVEY.

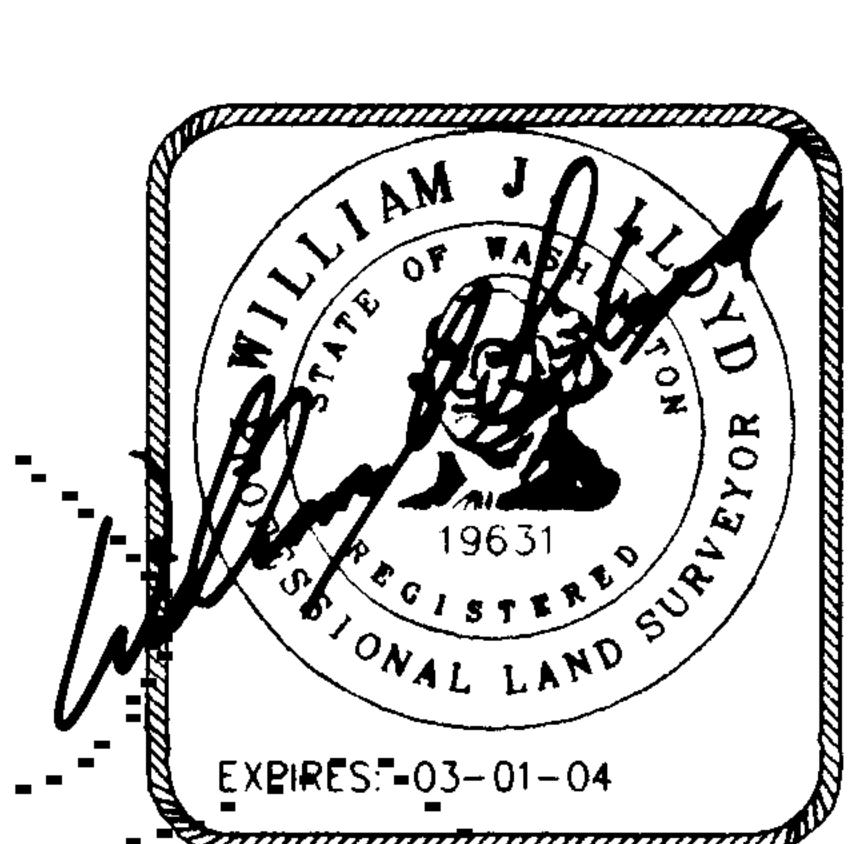
CITY OF ARLINGTON

PLANNING AND COMMUNITY DEVELOPMENT:

EXAMINED AND APPROVED THIS 2002 DAY OF 124,2002 AS BEING IN COMPLIANCE WITH ALL TERMS OF PRELIMINARY APPROVAL OF THE PROPOSED SHORT SUBDIVISION AND IS IN CONFORMANCE WITH THE APPLICABLE CITY ZONING AND ALL OTHER LAND USE CONTROLS PRESENTLY IN EFFECT.

SURVEYOR'S GENTIFICATE

I HEREBY CERTIFY THAT THE SUBDIVISION FOR CURT HECLA, ET AL IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 16, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., AS REQUIRED BY STATE STATUTES; THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY; THAT THE MONUMENTS HAVE BEEN SET AND LOT AND BLOCK CORNERS HAVE BEEN STAKED CORRECTLY ON THE GROUND; THAT I FULLY COMPLIED WITH THE PROVISIONS OF THE STATE AND LOCAL STATUTES AND REGULATIONS GOVERNING PLATTING.



-__ - AUDITOR'S CERTIFICATE

REGORD AT THE REQUEST OF CASCADE SURVEYING & ENGINEERING, INC., December, 2002, AT 58 MINUTES PAST CLOCK, - PM, AND RECORDED IN VOLUME ____ OF PLATS, ON PAGE(S) _, RECORDS OF SNOHOMISH COUNTY, STATE OF WASHINGTON.

Bob-Terwyliacs

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CITY OF ARLINGTON SHORT PLAT FOR-CURT HECLA, ET AL FILE NO. MN-02-044 FSP PORTAGE CREST TAX ACCOUNT NO. 310514-001-015-00

PORT'N NE1/4, NE1/4, SEC.14, TWP.31N, RGE.5E, W.M.

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LOT 3 OF CITY OF ARLINGTON BOUNDARY LINE -ADJUSTMENT RECORDED- UNDER AUDITOR'S FILE NUMBER 9602265001, BEING ALL OF LOT 3 AND A PORTION OF LOT 4 OF CITY OF ARLINGTON SHORT PLATINO. 19-16, RECORDED UNDER AUDITOR'S FILE NUMBER 8801065001, ALL IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON

COVENANTS, CONDITIONS, AND RESTRICTIONS

SUBJECT TO THE TERMS AND CONDITIONS OF AN EASEMENT TO THE PUBLIC -UTILITY -- ---DISTRICT NO. 1 OF SNOHOMISH COUNTY FOR THE PURPOSE OF ELECTRIC TRANSMISSION. AND/OR DISTRIBUTION LINE AS RECORDED UNDER RECORDING NUMBER 1157613 -- ___

2. SUBJECT TO THE TERMS AND CONDITIONS INCLUDING BUT NOTI_LIMITED TO____-MAINTENANCE AND EASEMENT PROVISIONS AS SET FORTH IN AND DELINEATED ON THE FACE OF SURVEY RECORDED UNDER AUDITOR'S FILE NUMBER 8801065001, IN VOLUME 26 OF SURVEYS, PAGE 56, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

3. SUBJECT TO THE TERMS AND CONDITIONS OF CONCOMITANT ZONING AGREEMENT -EXECUTED BY EAGLE INVESTMENTS, A GENERAL PARTNERSHIP AND THE CITY OF --ARLINGTON AND RECORDED UNDER AUDITOR'S FILE NUMBER 8708200229, PERTAINING - - -TO DEVELOPMENT OF SAID PREMISES IN ACCORDANCE WITH REQUIREMENTS AS SET FORTH IN SAID AGREEMENT, FURTHER REFERENCE TO THE RECORD OF WHICH IS HEREBY MADE FOR FULL PARTICULARS.

4. SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS, AND SETBACKS, IF ANY, SET FORTH IN OR DELINEATED ON CITY OF ARLINGTON SHORT PLAT NO. 19-16, RECORDED UNDER AUDITOR'S FILE NUMBER 8801065001, RECORDS OF SNOHOMISH COUNTY.

SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS AND SETBACKS, IF ANY SET FORTH IN OR DELINEATED ON THE BOUNDARY/LOT LINE ADJUSTMENT RECORDED UNDER RECORDING NUMBER 9602265001.

SUBJECT TO CONCOMITANT ZONING AGREEMENT, PORTAGE GREEN REZONE AND THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN AS RECORDED UNDER RECORDING NUMBER 8708200229.

SUBJECT TO EASEMENT AS DELINEATED AND/OR DEDICATED ON THE FACE OF THE SHORT PLAT FOR THE PURPOSE OF INGRESS, EGRESS AND UTILITIES OVER, UNDER, AND ACROSS THE EAST 60 FEET.

. PROPERTY IS SUBJECT TO A NO PROTEST AGREEMENT FOR SEWER SERVICE BENEFITING THE SITES.

SUBJECT TO CITY OF ARLINGTON SCHOOL MITIGATION FEES IN THE AMOUNT IN PLACE AT THE TIME OF THE ISSUANCE OF BUILDING PERMITS. 10. SUBJECT TO AN AGREEMENT REGARDING IMPROVEMENTS TO PROPERTY, POWER OF

ATTORNEY AND COVENANT NOT TO PROTEST FORMATION OF IMPROVEMENT DISTRICT

PER AGREEMENT RECORDED UNDER RECORDING NUMBER

RESERVATION OF EASEMENT:

KNOW ALL MEN BY THESE PRESENTS THAT THE OWNERS IN FEE SIMPLE OF THE LAND HEREBY PLATTED, HEREBY DECLARE THIS PLAT AND RESERVE FOR THE USE OF THE PUBLIC FOREVER ALL ACCESS AND UTILITY EASEMENT OR WHATEVER PUBLIC PROPERTY THERE IS SHOWN ON THE PLAT. ALSO, ALL CLAIMS FOR DAMAGE AGAINST ANY GOVERNMENTAL AUTHORITY ARE WAIVED WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHED CONSTRUCTION, DRAINAGE, AND MAINTENANCE OF SAID ROADS. FOLLOWING ORIGINAL REASONABLE GRADING OF ROADS AND WAYS HEREON, NO DRAINAGE WATERS ON ANY LOT OR LOTS SHALL BE DIVERTED OR BLOCKED FROM FROM THEIR NATURAL COURSE SO AS TO DISCHARGE UPON ANY PUBLIC ROAD RIGHTS-OF-WAY TO HAMPER PROPER DRAINAGE. THE OWNER OF ANY LOT OR LOTS, PRIOR TO MAKING ANY ALTERATION IN THE DRAINAGE SYSTEM AFTER THE RECORDING OF THE PLAT, MUST MAKE APPLICATION TO AND RECEIVE APPROVAL FROM THE CITY ENGINEER FOR SAID ALTERATION. ANY ENCLOSING OF DRAINAGE WATERS IN CULVERTS OR DRAINS OR THE REROUTING THEREOF ACROSS ANY LOT AS MAY BE UNDERTAKEN BY OR FOR THE OWNER OF ANY LOT SHALL BE DONE BY AND AT THE EXPENSE OF SUCH OWNER.

COMMON ACCESS ROAD MAINTENANCE COVENANTS

THE COST OF CONSTRUCTION AND MAINTAINING OF ALL ROADS NOT HEREIN _ DEDICATED AS PUBLIC ROADS SHALL BE THE OBLIGATION OF ALL OF THE OWNERS -AS NOTED ON THE PLAT MAP, THEIR HEIRS AND ASSIGNS, AND THE OBLIGATION TO MAINTAIN SHALL BE CONCURRENTLY THE OBLIGATION OF ANY CORPORATION IN WHICH TITLE OF THE ROADS AND STREETS MAY BE HELD. IN THE EVENT THAT -THE OWNERS OF ANY LOTS SERVED BY THE ROADS OR STREETS OF THIS PLAT SHALL PETITION THE COUNCIL TO INCLUDE THESE ROADS OR STREETS IN THE PUBLIC ROAD SYSTEM, THE PETITIONERS SHALL BE OBLIGATED TO BRING THE SAME TO CITY ROAD STANDARDS APPLICABLE AT THE TIME OF THE PETITION IN ALL RESPECTS, INCLUDING DEDICATION OF RIGHTS-OF-WAY.

- EASEMENT PROVISIONS:

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A 10' FOOT EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO ALL UTILITIES SERVING THE SUBJECT PLAT, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER, AND UPON IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN __ UNDERGROUND CONDUITS, CABLES, PIPES, AND WIRES, TOGETHER WITH NECESSARY FACILITIES AND OTHER EQUIPMENT, FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, WATER, SEWER, TELEPHONE, GAS, TELEVISION CABLE AND DITHER UTILITY-SERVICES TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES FOR THE PURPOSES HEREIN STATED.

EXPIRES: 03-01-04

AUDITOR'S FILE NO. ___ 200212305000

105 E. Division-PO Box 326 98223

